

In re:  
Delone Leslie  
Debtor

Case No. 18-16697-amc  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0313-2  
Date Rcvd: Sep 09, 2022

User: admin  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 7

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 11, 2022:

Recip ID	Recipient Name and Address
db	+ Delone Leslie, 1612 Clifton Avenue, Sharon Hill, PA 19079-2436
cr	+ Federal National Mortgage Association (Fannie Ma, c/o Heather S. Riloff, Esquire, 649 South Avenue, Secane, PA 19018-3541
cr	+ Seterus, Inc., as the authorized subservicer for F, c/o Heather S. Riloff, Esquire, 649 South Avenue, Secane, PA 19018-3541

TOTAL: 3

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
cr	Email/Text: ebnnotifications@creditacceptance.com	Sep 09 2022 23:32:00	Credit Acceptance Corporation, 25505 W. 12 Mile Road, Ste. 300, Southfield, MI 48034
cr	+ Email/PDF: acg.acg.ebn@aisinfo.com	Sep 09 2022 23:40:00	Capital One Auto Finance, a division of Capital On, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
cr	+ Email/Text: amps@manleydeas.com	Sep 09 2022 23:32:00	Nationstar Mortgage LLC d/b/a Mr. Cooper, c/o KARINA VELTER, P.O. Box 165028, Columbus, OH 43216-5028
cr	+ Email/PDF: gecsedl@recoverycorp.com	Sep 09 2022 23:40:01	Synchrony Bank, c/o PRA Receivables Management, LLC, PO Box 41021, Norfolk, VA 23541-1021

TOTAL: 4

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		US Bank Trust National Association

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 11, 2022

Signature: /s/Gustava Winters

District/off: 0313-2

User: admin

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 9, 2022 at the address(es) listed below:

Name	Email Address
ADAM BRADLEY HALL	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper amps@manleydeas.com
HEATHER STACEY RILOFF	on behalf of Creditor Seterus Inc., as the authorized subservicer for Federal National Mortgage Association ("Fannie Mae") logsecf@logs.com, Michelle@mvrllaw.com
HEATHER STACEY RILOFF	on behalf of Creditor Federal National Mortgage Association ("Fannie Mae") logsecf@logs.com Michelle@mvrllaw.com
KARINA VELTER	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper kvelter@hoflawgroup.com ckohn@hoflawgroup.com
KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
LORRAINE GAZZARA DOYLE	on behalf of Creditor Federal National Mortgage Association ("Fannie Mae") ldoyle@milsteadlaw.com bankruptcy@friedmanvartolo.com
MICHAEL SETH SCHWARTZ	on behalf of Debtor Delone Leslie msbankruptcy@gmail.com schwartzmr87357@notify.bestcase.com
REBECCA ANN SOLARZ	on behalf of Creditor US Bank Trust National Association Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust bkgroup@kmlawgroup.com, rsolarz@kmlawgroup.com
REBECCA ANN SOLARZ	on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper bkgroup@kmlawgroup.com rsolarz@kmlawgroup.com
United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
WILLIAM EDWARD CRAIG	on behalf of Creditor Credit Acceptance Corporation ecmail@mortoncraig.com mortoncraigecef@gmail.com

TOTAL: 11

UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Delone Leslie	
<u>Debtor</u>	Chapter 13
US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust	NO. 18-16697 AMC
<u>Movant</u>	
vs.	
Delone Leslie	<u>11 U.S.C. Section 362</u>
<u>Debtor</u>	
and William C. Miller Esq.	
<u>Trustee</u>	

**ORDER**

AND NOW, this       day of       , 2022 upon the filing of a Certification of Default by the  
Movant in accordance with the Stipulation of the parties approved on May 28, 2019, it is ORDERED AND  
DECREED that:

The Automatic Stay of all proceedings, as provided under 11 U.S.C. Sections 362 and 1301 of the  
Bankruptcy Reform Act of 1978 (The Code) 11 U.S.C. 11 U.S.C. Sections 362 and 1301 (if applicable), is  
modified to allow US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner  
Trustee For VRMTG Asset Trust and its successor in title to proceed with the execution process through, among  
other remedies but not limited to Sheriff's Sale regarding the premises 1612 Clifton Ave Sharon Hill, PA 19079.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.

**Date: September 9, 2022**



United States Bankruptcy Judge.